



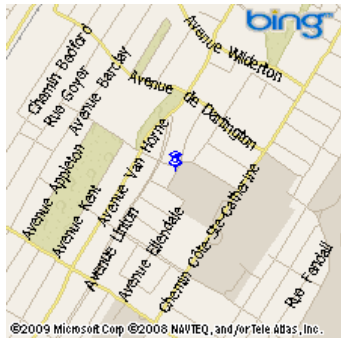
François Bissonnette, Chartered real estate agent

REALTA

Chartered real estate broker
1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

514-789-2889 / 514-789-2889
francois@realta.ca
http://www.realta.ca

MLS® No. 8277776 (Active)



\$1,400/month X 1 year(s)

**3116 Av. de Brighton
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H3S 1T9**

Region Montréal
Neighbourhood Côte-des-Neiges
Near Hudson
Body of Water

Property Type	Apartment	Year Built	1951
Style	One storey	Expected Delivery Date	
Condominium Type		Specifications	No
Year of Conversion		Decl. of Condominium on File	No
Building Type	Attached	Special Contribution	
Floor	2nd floor	Meeting Minutes	No
Total Number of Floors	2	Financial Statements	No
Total Number of Units	3	Building Rules	No
Building Size		Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Possession Date	5 days PP/PR Accepted
Cadastre		Deed of Sale Signature	5 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Condo Fees
Lot	School	Common Exp.
Building	Infrastructure	Electricity
	Water	Oil
		Gas
Total	Total	Total

Room(s) and Outdoor Feature(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	11.1 X 18.2 ft	Wood		
2	Dining room	13.1 X 14.11 ft	Wood		
2	Kitchen	13.2 X 13 ft	Ceramic		
2	Master bedroom	12.10 X 16.3 ft	Carpet		
2	Bedroom	11.9 X 11.6 ft	Carpet		
2	Bathroom	6.9 X 7.5 ft	Ceramic		
Outdoor features		Size		Cadastre	

Balcony

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding		Pool
Windows	Wood	Cadastre - Parking
Window Type	Casement	Parking
Energy/Heating		Driveway
Heating System	Electric baseboard units	Garage
Basement		Carport
Bathroom		Lot
Washer/Dryer (installation)		Topography
Fireplace-Stove		Distinctive Features
Kitchen Cabinets		Water (access)
Equipment/Services		View
		Proximity

CEGEP, Elementary school, High school, Hospital, Public transportation, University

Inclusions

Exclusions

No heating.

MLS® Remarks

Nice and luminous apartment in Cote-des-Neiges. Ideal for professionals. Near the HÉC and The University of Montreal. Close as well from the hospitals.

Addendum

Ceiling height: 9'.

No pets allowed.

Option of renewal.

Seller's Declaration

No